

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**WESTFIELD ROAD, CAVERSHAM
READING, RG4 8HH**

£360,000

A well positioned three storey Victorian terrace, situated opposite Westfield Road Park and only a 17 minute walk to Reading mainline station. Includes living room, kitchen/breakfast room, three separately approached bedrooms, bathroom, small rear decked garden

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SITUATION

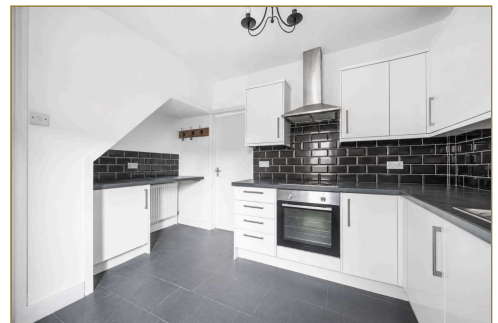
This property is a short walk from local amenities including the public library, doctor's surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

LIVING ROOM

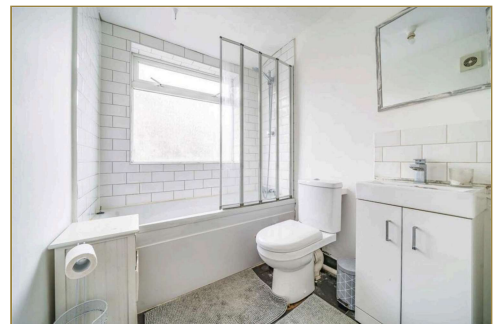
Front aspect overlooking park, feature cast iron fireplace, storage cupboards, exposed floorboards, door to:

**KITCHEN**

Fitted to comprise: worktops with sink unit, range of cupboards and drawers, electric hob with extractor over, space for washing machine, fitted electric oven, cupboard housing gas boiler, integrated fridge and freezer, tiled floor, tiled surrounds, radiator, stairs to first floor, half glazed door to rear garden

**BATHROOM**

Three piece suite comprising: panelled bath, wash hand basin, radiator, tiled floor, rear aspect

**STAIRCASE TO FIRST FLOOR**

With further staircase to bedroom three

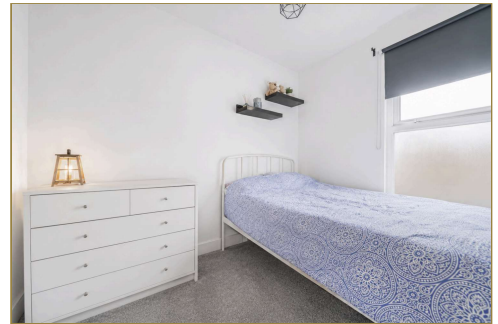
BEDROOM ONE

Front aspect overlooking Westfield Road Park, two double wardrobes, exposed floorboards, small cast iron feature fireplace, radiator



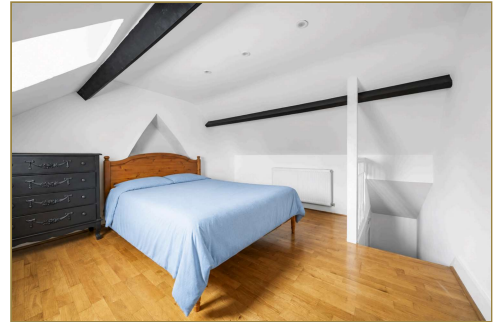
BEDROOM TWO

Rear aspect, radiator



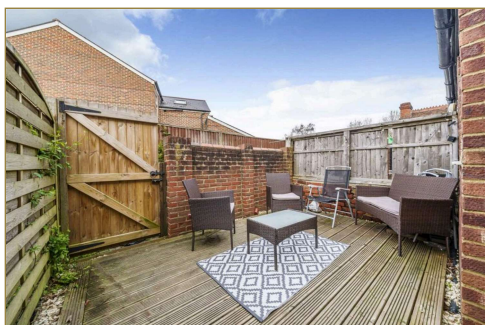
STAIRCASE TO BEDROOM THREE

Front aspect dormer window, radiator, laminate floor



REAR GARDEN

To the rear of the property is a small west facing decked garden, easy to maintain, with a useful rear access gate



TENURE

Freehold

COUNCIL TAX

Band C

SCHOOL CATCHMENT

Thameside Primary School

Highdown School and Sixth Form Centre

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

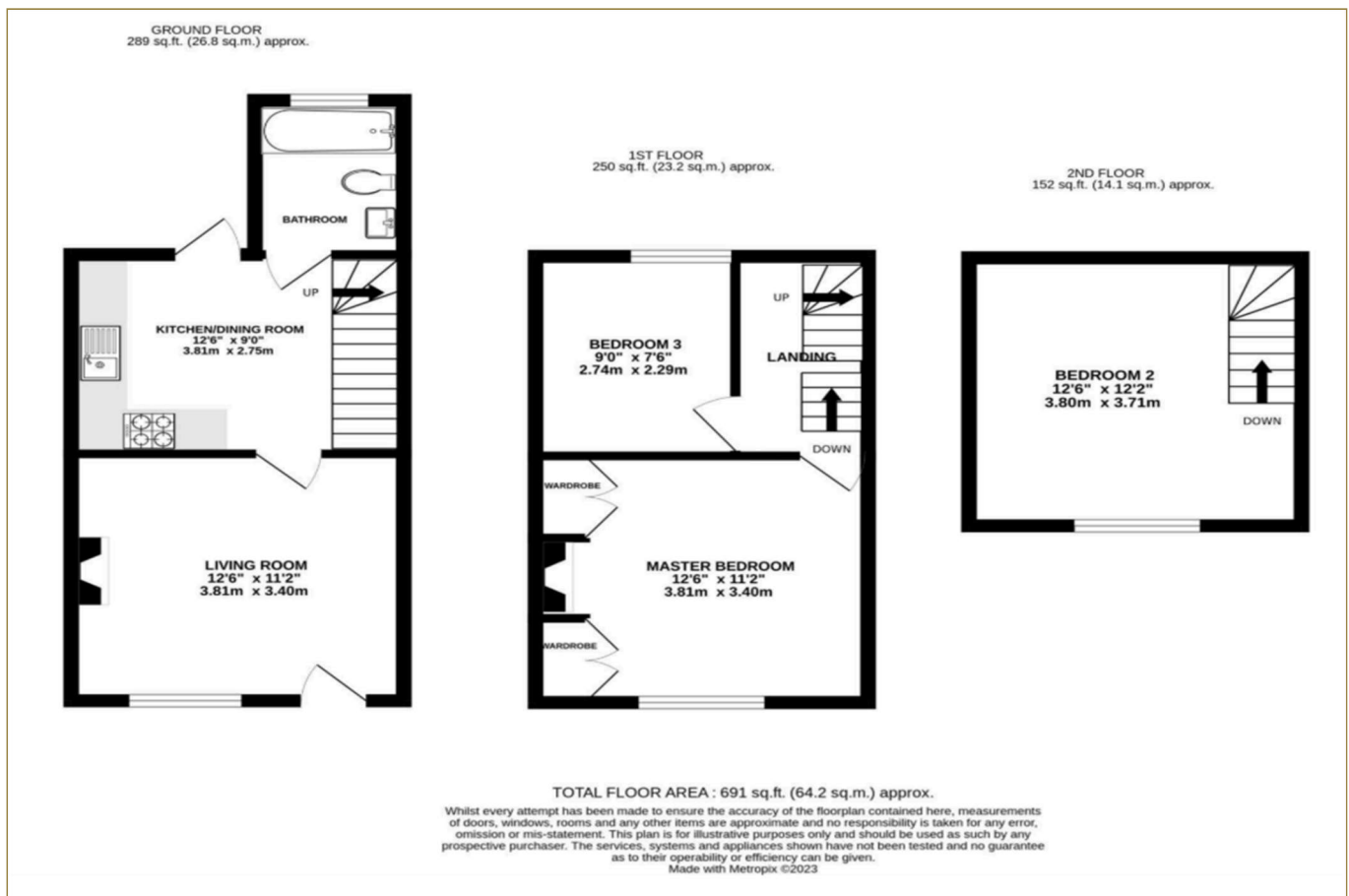
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/9488-6086-6232-5401-1964>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

